

**A G E N D A**



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|----------------------|---------------------|--------------------|-----------------------------------|
| <b>RCA</b>           | Austin City Council | <b>Item ID</b>     | 6544                              |
| <b>Meeting Date:</b> | 5/26/2011           | <b>Department:</b> | Economic Growth and Redevelopment |

**Subject**

Approve the sale by Catellus Austin, LLC of a 4.46 acre parcel along Mueller Boulevard between 51<sup>st</sup> Street and Barbara Jordan Boulevard to the Austin Independent School District to be used for the construction of a Performing Arts Center.

**Amount and Source of Funding**

**Fiscal Note**

|                                      |  |
|--------------------------------------|--|
| <b>Purchasing Language:</b>          |  |
| <b>Prior Council Action:</b>         | December 2, 2004- Approved a resolution authorizing the execution of the Mueller Master Development Agreement with Catellus Austin, LLC, concerning the redevelopment of the Robert Mueller Municipal Airport. |
| <b>For More Information:</b>         | Kevin Johns, Director, 974-7802; Pam Hefner, Project Manager, 974-3511; Clark Cornwell, Assistant City Attorney, 974-6482  |
| <b>Boards and Commission Action:</b> |  |
| <b>MBE / WBE:</b>                    |  |
| <b>Related Items:</b>                |  |

**Additional Backup Information**

In December of 2004, the City entered into a Master Development Agreement (MDA) with Catellus Austin, LLC, to redevelop the Robert Mueller Municipal Airport. The MDA governs the disposition of land at Mueller. The MDA requires that the sale of any land by Catellus to a governmental authority, such as AISD, requires approval by the City Council.

In 2008, Austin voters approved land acquisition and construction funding to build an AISD Performing Arts Center (PAC) in a bond election. In fall of 2008 AISD entered into a lengthy process to identify a site. They appointed a PAC Site Selection Task Force, who developed criteria for selection, and initiated a formal Request for Proposal process. Mueller was identified as a finalist and, subsequently, AISD began negotiations with Catellus. The MDA stipulates that Catellus is solely responsible for negotiating with governmental entities and, currently, Catellus and AISD have agreed to the terms and conditions for the sale and purchase of a 4.46 acre site along Mueller Boulevard between 51<sup>st</sup> Street and Barbara Jordan Boulevard.

On April 25, 2011, the AISD Board of Trustees voted to approve the purchase of the 4.46 acre site at Mueller. AISD

and Catellus will enter into a contract, contingent upon City Council approval, as required in the MDA and described above.